



AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, January 10, 2023

VIA TELECONFERENCE ONLY

Join the meeting at:

<https://us06web.zoom.us/j/86501532907>

Or Call In:

+1 669 444 9171

Webinar ID: 865 0153 2907

Jeffrey Swisher, Vice Chair

Natasha Chalmers, Chair

Brock Wagstaff

Max Williamson

Liam Campbell

The Planning Commission will meet by teleconference, consistent with the Brown Act as amended by AB 361 (2021). Join or watch the meeting remotely at the link above. Staff reports will be posted as they are completed by Friday prior to the meeting.

To submit public comments:

- 1. Email planning@cityoflarkspur.org. Any email, including any pictures or materials you wish to be presented to the Planning Commission, must be received no later than 4:00 PM on the date of meeting.**
- 2. To comment on an agenda item during meeting select the "Raise Hand" icon in the Zoom meeting or dial *9 if calling in to the meeting.**

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARINGS

- 1. 421 Holcomb Ave., APN 020-271-08; Kenneth Holder, Applicant; R-1 (First Residential) Zoning District; No. 22-14.**

Design Review for 1st and 2nd story additions, including 2nd story deck, and significant remodel. Floor Area Exception to increase existing 1,643 sq. ft. (.34 FAR) residence, attached garage and accessory structure to 2,494 sq. ft./0.52 FAR and 2,255 sq. ft./0.47 *Adjusted* FAR (excluding ADU) where up to .40 FAR allowed. Setback Variance for 1st story addition and stairwell within south side setback or alternatively Setback Exception for south side of residence to be modified and increased in height within required setback (5 feet required, 4 feet existing/proposed). Setback Variances for new Accessory Dwelling Unit in rear and north side yard (4' side and rear setbacks required, 10" existing/proposed). Parking Variance to allow 3 off street parking spaces (4 required).

[Click here to review the staff report, project plans and materials](#)

- 2. 315 Riviera Circle, APN 022-192-12, Laura Hamlin, Applicant; Lei Ann and Bradley Werner, Property Owners; R-1 (First Residential) Zoning District; No. 22-38.**

Design Review to add a 514-square-foot second-story addition and 34-square-foot ground-floor addition to an existing single-family home.

[Click here to view the staff report, project plans and materials.](#)

3. **361 Riviera Circle; APN 022-221-11; Mohamad Sadrieh, Applicant; Brian and Deborah Snodgrass, Property Owners; R-1 (First Residential) Zoning District; No. 22-27.**
Design Review and Floor Area Exception to construct 995 square-foot second-story addition to an existing single-story, single-family residence
[Click here to view the staff report, project plans and materials.](#)

BUSINESS ITEMS

1. [Approval of Minutes of December 13, 2022](#)
2. Planning Commissioners' Reports.

ADJOURNMENT

Availability of Documents: Documents provided to a majority of the Planning Commission regarding an item on this agenda will be made available for public inspection on the City website by clicking on the link provided with each application above.

Appeals: Final decisions by the Planning Commission may be appealed to the City Council by filing an application for appeal or rehearing and fee with the City Clerk cityclerk@cityoflarkspur.org or call 415-927-5002 within 10 days of the from the date of the final decision as provided by Larkspur Municipal Code Chapter 2.50.

Cal. Govt. Code § 65009(b)(2) Notice: If you challenge an agenda item in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Access to Meetings: In compliance with the Americans with Disabilities Act, meeting facilities are accessible to persons with disabilities and meeting materials can be provided in appropriate alternative formats. If you require special assistance of a disability related modification or accommodation to attend or participate in a meeting, please contact cityclerk@cityoflarkspur.org or call 415-927-5002 at least 72-hours prior to the meeting. Individuals who require Interpretation Services for a meeting should also contact the Office of the City Clerk at cityclerk@cityoflarkspur.org or (415) 927-5002 at least 72-hours prior to the meeting.